

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
TRINCERI MATTHEW C 189 HAMPDEN RD EAST LONGMEADOW MA 01028 GIS ID F_391898_2846729		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	222200	222,200												
						RES LAND	101	131300	131,300												
						RESIDNTL.	101	600	600												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed			Received NIA Field 8 Field 9 Field 10 Assoc Pid#			Total		354,100	354,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TRINCERI MATTHEW C TRINCERI MATTHEW HUMPHREY GEORGE A III,		21697	0124	05-26-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		16048	0359	07-14-2006	U	I	217,000		2025	101	201,700	2024	101	151,800	2023	101	139,300				
		05664	0195	08-07-1984	U	I	69,900			101	131,300		101	131,300		101	118,300				
										101	600		101	600		101	400				
		Total						Total		333,600	Total		283,700	Total		258,000					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRAISED VALUE SUMMARY												
Total																					
ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 222,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 131,300 Special Land Value 0 Total Appraised Parcel Value 354,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 354,100													
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MG															
NOTES																					
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY													
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
B-23-476	06-27-2023	21	SIDING	20,343	06-20-2024	100	08-16-2023	NVC PORCH	07-17-2019			334	2	MEASURED							
B-23-180	03-16-2023	91	INSULATION	8,100		0			04-06-2012				317	15	PERMIT VISIT						
201102677	09-27-2011	12	REROOF	8,000					03-23-2006				311	2	MEASURED						
174	01-01-1985	MN	Manual Note						01-27-2000				247	14	INSPECTED						
									12-20-1999				247	2	MEASURED						
									07-07-1992			131	14	INSPECTED							
									03-18-1992			131	13	MISSED APPT							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RA				30,328 SF	4.01	1.200	7	LAND	1.00	MG	1.00			0 TRF2 0.9	1.000	4.33	131,300	
Total Card Land Units							0.70	AC	Parcel Total Land Area: 0.70							Total Land Value					131,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		156.92
Interior Floor 1	3	HARDWOOD	RCN		317,385
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1960
Heat Type	3	FORCED H/W	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		222,200
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	294		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	80	12.00	2015	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,176		34.54	40,624	
EFP	ENCL PORCH	0	156		86.43	13,484	
FFL	1ST FLOOR	1,332	1,332		172.87	230,260	
GAR	GARAGE	0	440		69.15	30,425	
OPF	OPEN PORCH	0	48		18.01	864	
WDK	WOOD DECK	0	48		36.01	1,729	
Ttl Gross Liv / Lease Area		1,332	3,200			317,385	

